

**CITY OF DEXTER  
PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, JUNE 3, 2019**

**I. CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 7:00 PM by Chairman Matt Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski	Thomas Phillips	Jim Carty
Alison Heatley	Kyle Marsh-arr 7:08	Karen Roberts
Marni Schmid	James Smith	Scott Stewart
Student Representatives:	Arion Sunstrum and Alex Gilbert	

Also present: Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; and Megan Masson-Minock, Carlisle Wortman Associates; Anthony Truesdell, OHM Advisors; Carol Jones, Recording Secretary; residents and media.

**II. APPROVAL OF THE MINUTES**

1. Regular Meeting Minutes – May 6, 2019

Motion Smith; support Roberts to approve the minutes of the Regular Meeting of May 6, 2019 as presented.

Unanimous voice vote approval with Commissioner Marsh absent.

**III. APPROVAL OF THE AGENDA**

Motion Schmid; support Smith to approve the agenda as presented.

Unanimous voice vote approval Commissioner Marsh absent.

**IV. PUBLIC HEARING**

**A. AP2018.19-09 PUD PSPR Millennium Place Planned Unit Development (PUD) Preliminary Site Plan** submitted by Marhofer Campbell Development Co., LLC, for property located at 7960 and 7956 Grand Street (08-08-06-280-009 & 08-08-06-280-028). Any land use or mix of land uses that are authorized in the City of Dexter Zoning Ordinance may be considered for a PUD. The site is zoned VR, Village Residential District. Multiple family residential dwellings are a permitted use in the VR Zoning District; discussion and possible action following the public hearing.

## APPLICANT:

Jack Campbell of Marhofer/Campbell introduced his team. Project Manager Megan Ewing gave a presentation on the Millennium Place Project and the request for re-zoning of the property for a PUD. Ken Rossenberg of Jeff Scott Architects described the architecture of the proposed project that would blend in with the surroundings. Kathy Keinath from Macon Engineering reported on the engineering involved in the project.

## STAFF:

CWA – Megan Masson-Minock identified decision points that Planning Commission needs to consider:

- The property needs to be under single ownership for both parcels.
- Do the proposed density and other objectives meet the intent of the Master Plan?
- Determine that the project warrants recommendation to City Council to justify density.
- Clarification on what portions of the front yards of the townhouses are public or private spaces.
- Consideration of protection and preservation of natural features
- Does the proposed open space represent a significant area?
- Decision whether to recommend reduction in parking.

OHM - Anthony Truesdell reported on the following:

- Management of stormwater.
- Make the temporary hydrant along Grand Street a permanent hydrant.
- Provide new water and sewer leads to the property at 7954 Grand Street as currently they are shared with the proposed project.
- The alley at the rear of the property needs to be graveled with an 18foot width.
- The drive way is too close to onsite parking area.

COMMUNITY DEVELOPMENT MANAGER – Michelle Aniol reported that this project had a pre-application meeting and she reviewed the Pre-App Committee's discussion on the project. The following areas were identified that require consideration by the Planning Commission:

- Density
- Parking
- Long-term Protection and Preservation of Natural Resources
- Open Space
- Utilities
- Public Alley
- Recognizable and Material Benefits

## PUBLIC HEARING:

Chairman Kowalski opened the Public Hearing at 7:37 PM. Christine Purchis and Tobin Hisson of 7954 Grand Street expressed concern regarding the maintenance of the open space, the activities that would be permitted in the open space, and verification that a fence would be provided along a portion of the of the side property line to screen the parking lot. They stated that they have seen the plans and like them. There were no additional public comments and the Public Hearing was closed at 7:39 PM.

MOTION:

Motion Carty; support Stewart based on the information provided by the applicant, staff, CWA, OHM and DAFD, and reflected in the minutes of this meeting, the Planning Commission finds AP2018.19-08 PUD PSPR Millennium Place Preliminary Site Plan , Dated April 15, 2019 meets the requirements of Article XIX and recommends approval to City Council, subject to the following conditions:

1. Determination that density, as proposed was acceptable;
2. Determination that parking, as proposed was acceptable;
3. Determination that long-term protection and preservation of natural resources, as proposed was acceptable;
4. Determination that open space, as proposed was acceptable;
5. Determination that utilities, as proposed are acceptable provided the applicant:
  - a. demonstrates infiltration of the soils, and;
  - b. removes and replaces existing water and sanitary sewer lines on his property and the adjacent property to the south (7954 Grand);
6. Determination that for the public alley, the applicant must provide an 18-foot wide gravel surface from the western edge of his property's frontage along the public alley to Baker Road (e.g. the concrete approach at Baker Road);
7. Determination that the deviation of yard setbacks and height requirements, as proposed were acceptable;
8. Determination that the recognizable and material benefits, as proposed and further based on the determinations made by the Planning Commission, are acceptable;
9. CWA review, dated May 29, 2019;
10. OHM review, dated May 20, 2019; and
11. DAFD review, dated May 11, 2019.

PLANNING COMMISSION COMMENTS:

- Were names other than Millennium Place considered for this project?
- The proposed density does meet the intent but Protection and Preservation does not work with the site. I have no issue with this project.
- I support the project and density is a public benefit.

- I like the project but I do not see a definable public benefit. Improving the alley to Baker and a fence between the properties would be a benefit, but is public parking on Grand Street a benefit. Need to confirm water infiltration on the pervious pavers as a benefit. I also question the width of the ally at 18 feet.
- I questions regarding the shared water/sewer leads between the two properties.
- I like the project. Why not make the entrance to it off the alley.
- The Applicant and Staff responded to questions raised by Planning Commission.
- DAFD review needs clarification.

VOTE ON MOTION:

Ayes: Carty, Marsh, Heatley, Phillips, Schmid, Smith, Stewart and Roberts  
 Nays: Kowalski  
 Motion carries

**V. PRE-ARRANGED CITIZEN PARTICIPATION**

None

**VI. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**VII. REPORTS**

**A. Chairman Report – Matt Kowalski**

None

**B. Planning Commissioners and Council Ex-Officio Reports**

Stewart – There was a ZBA Meeting in May and the information on the meeting is included in the packet.

Carty – I am opposed to the request from AR Brouwer to re-zone the property on Second Street. There is a lack of office space in the City and there are companies looking at Dexter because it’s an affordable alternative to Ann Arbor.

Marsh – I did attend the Housing Task Force Meeting.

Motion Smith, support Roberts to amend the agenda and approve Kyle Marsh as the alternate to the Housing Task Force.

Unanimous voice vote approval.

**C. Committee Reports**

None

**D. Community Development Office Reports – Michelle Aniol**

Ms. Aniol report was included in the packet, but she reminded the Commissioners that they rescheduled the July meeting to Tuesday, July 9, 2019.

**VII. COMMUNICATIONS**

Notice of Intent to Update the Master Plan from Webster Township.

**IX. OLD BUSINESS – Master Plan Update:** Continue Review and discussion of draft Master Plan Update.

Discussion followed on zoning designation for property on Second Street. Marsh asked if the Planning Commission would consider mixed use. Phillips echoed support for potential mixed use. Consensus of the Planning Commission was not to change the future land use designation.

**XI. NEW BUSINESS**

None

**XII. PROPOSED BUSINESS FOR JULY 9, 2019: Avalon Housing Combined PUD Site Plan Review**

**XIII. CITIZENS WISHING TO ADDRESS THE COMMISSION**

None

**XIV. ADJOURNMENT**

Motion Carty; support Heatley to adjourn at 8:43 PM.

Unanimous voice vote approval.

Respectfully submitted,

Carol J. Jones  
Recording Secretary

Approved for Filing: August 5, 2019